



FUSS & O'NEILL

SIMSBURY MEADOWS

Master Plan Update

11/19/14 STAKEHOLDER MEETING

TOWN HALL

SIMSBURY, CT

Purpose

- Review of original plan
- Update master plan components implemented since 2008
- Review proposed master plan uses
- Update plan to current conditions
- Regulatory Review (DEEP)
 - Floodway
 - Wetlands
- Stakeholder input
 - New ideas/uses

Existing/New Reports

EXISTING REPORTS

Phase I and II Environmental Site Investigations of The Baker Property - 1996

-Investigation yielded a concentration of metals and volatile voc's in isolated areas of the Property, based on DEEP information, the affected areas appear to have been remediated.

Iron Horse Blvd Study Committee Phase II - 1997

-A set of guidelines and recommendations was produced by the Iron Horse Boulevard Study committee for the Town's use of the Simsbury Meadows Property

Site Feasibility Study - 1999

-Study discusses feasibility of constructing soccer fields on the southern portion of the site next to the sewage treatment plant. Issues included flooding, soils, sensitive habitats, drainage etc.

Simsbury Center Design Charrette - 1999

-Report includes various conceptual design concepts for Simsbury Meadows. Recommendations include conservation, recreation and private residential housing.

On-Site Soil Investigation Report - 2000

-Soil report covering area of proposed soccer fields adjacent to Sewage Treatment Facility. Alluvial soils would be considered wetlands at the local level, but unregulated at the federal level.

Plan of Conservation Development- 2007

- In relevance to Simsbury Meadows, the POCD highlights the importance of protecting open space and the natural, historic, agricultural, and scenic resources, and promoting the physical and mental well being of its citizens, hereby preserving the character and "sense of place" of the community.

Existing/New Reports

The Farmington Valley Biodiversity Project - 2006

-Report indicated general areas of sensitive habitats along the Farmington River. No specific locations or species were identified.

Natural Diversity Data Base endangered species response letters - 2007

-A response from the DEEP highlighting three categories of environmental sensitivity. Standing water, Annual Flooding areas, Vernal Pools.

Archaeological Site Sensitivity Analysis of the Town of Simsbury - 2002

-An analysis of the entire town of Simsbury. One prehistoric and three historic sites of significance were reported close to the Simsbury Meadow site.

Town of Simsbury “Floodplain Zone” Regulations

NEW REPORTS

Town Center Charrette Report – 2010

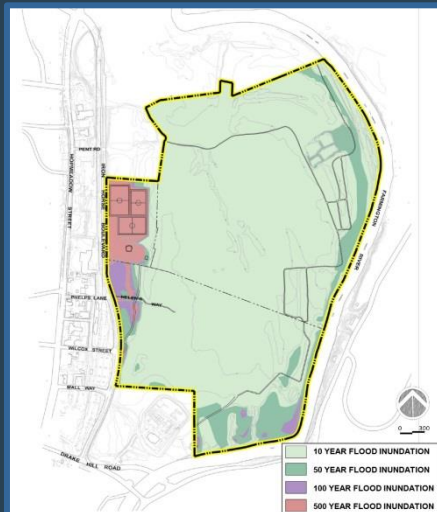
-Report includes various conceptual design concepts for Simsbury Town Center. Recommendations included a focus towards walkable / bikeable pedestrian friendly community and preserving the character of downtown and the Meadows

RTE. 10 Corridor Study Charrette

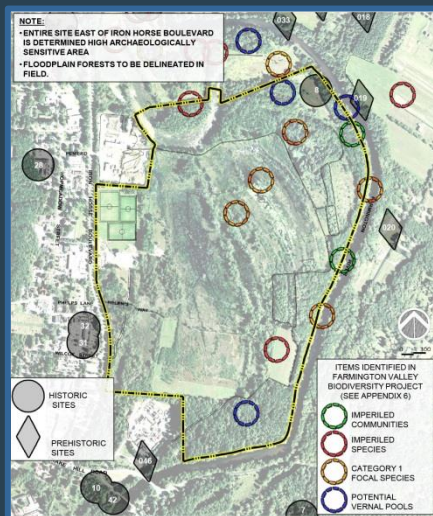
- This study focused on context-sensitive mobility, land use, and placemaking in support of the vision of Simsbury citizens as expressed in the Town's recent Comprehensive and Downtown revitalization plans.

Regulatory Review

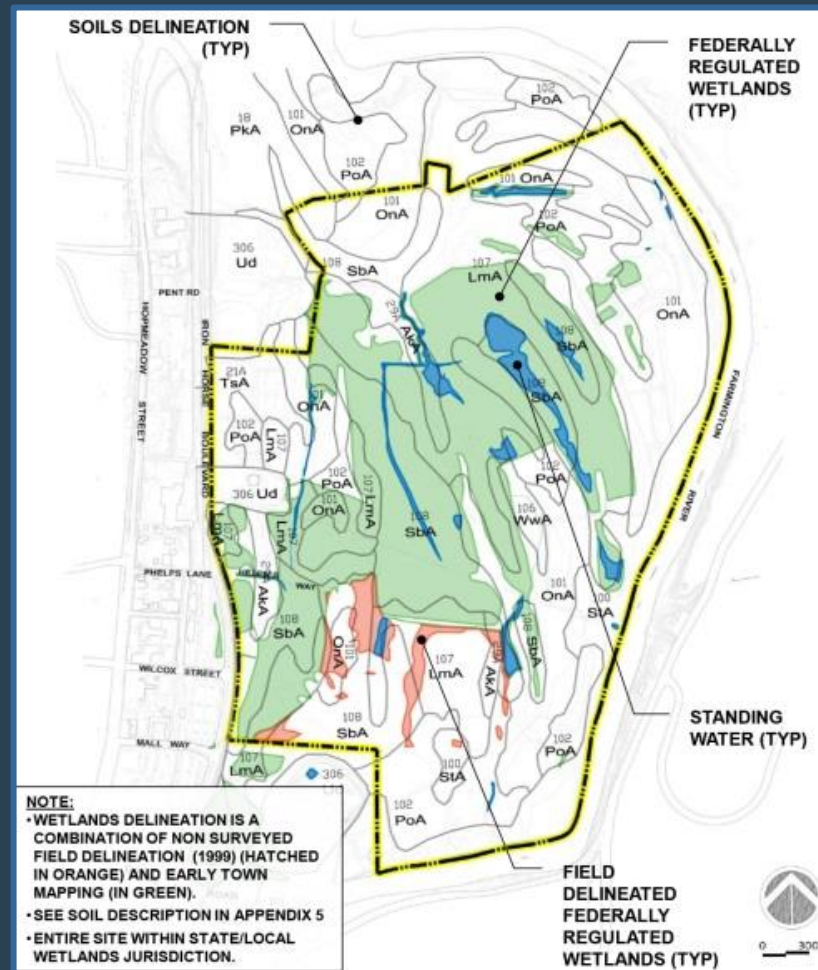
Floodplain & Floodway



Ecological / Archaeological Assets



Soils & Wetlands



Existing/New Built Facilities

Historical Uses

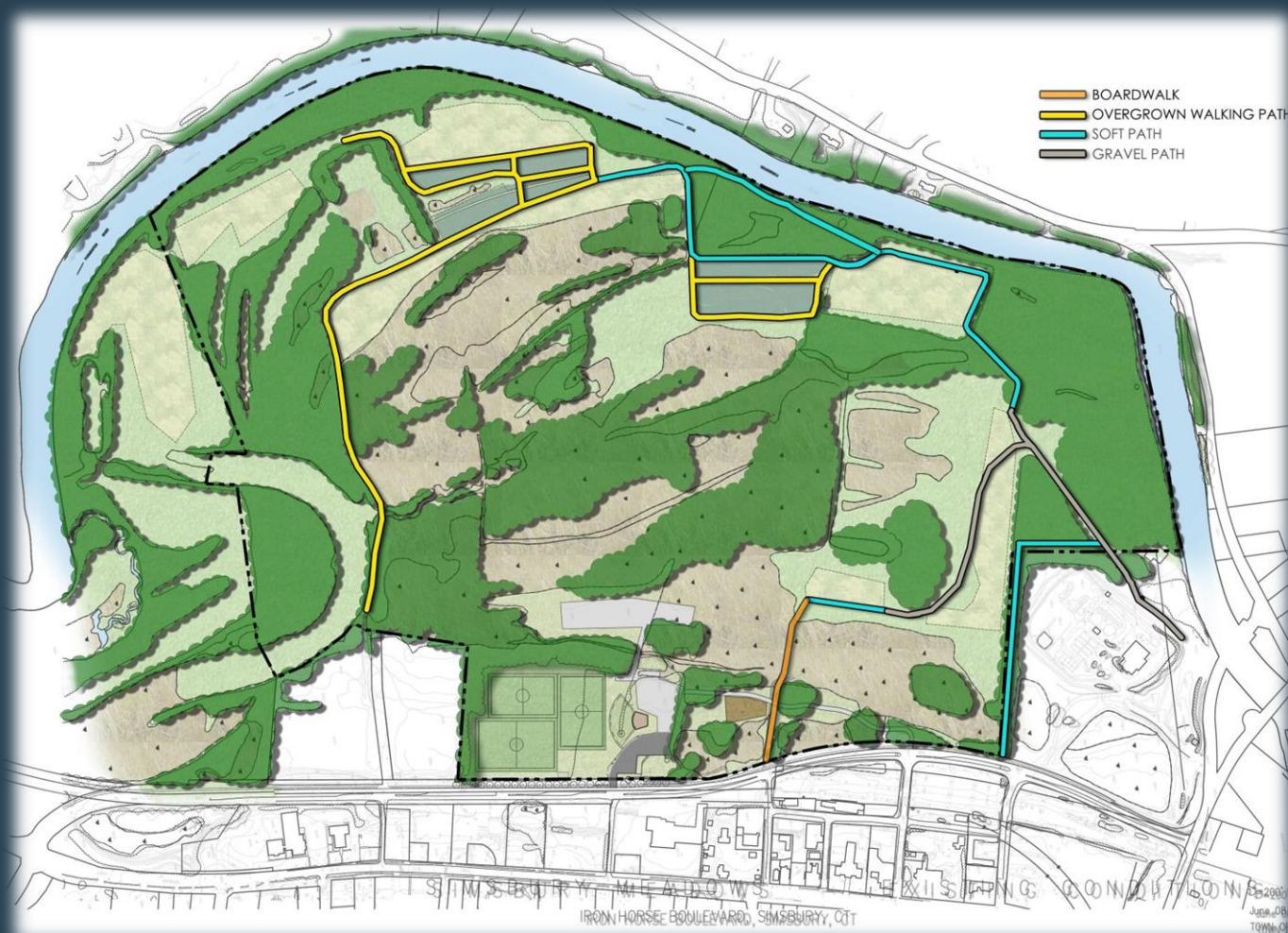
- Septic Lagoons
- Pasture
- Tree Farming
- Sports Fields

Existing Uses

- Simsbury Crew
- Nature Trails
- River Walks
- Sports Fields
- Concerts
- Playground

New Uses

- Dog Park
- Parking



2008 Master Plan Update

Proposed Uses

- Sport Fields
- Parking- Gravel / Reinforced turf
- Walking Trails
- Community Gardens
- Band shell
- Playground
- New Boardwalk Connections
- Agrarian



Ideas for the Future

- Active recreation
- Refined trial systems
- Agriculture
- Habitat enhancements
- Connecting to downtown
- Educational opportunities
- Enhanced river connectivity
- Managing the automobile
- Raise public awareness
- Performing arts center

Notes from Stakeholder Meeting

- Historic Use – Horse Race Track and Fairgrounds
- Improvements to Existing Master Plan (Stakeholder Comments)
 - School population down – No need for additional sports fields
 - No Community Gardens – Cost Prohibitive
 - Fairgrounds / Parking / Access / Connectivity
 - Open Air Pavilion
 - Boat House expansion
 - Wayfinding – Trail Systems And Park Amenities
 - Ice Skating
 - Paved Parking (Behind Band Shell)

Notes from Stakeholder Meeting

- Building Expansion Opportunities (in developable areas)
 - Children's Science Center or Other
 - Covered Stage Expansion
 - Storage and Concessions – along Ironhorse Blvd (mixed feelings)
 - Warming shed / restrooms
 - Expanded Parking
- Alternative Trail Pavement types
- Trail Head Locations
- Wayfinding (trails and park amenities)
- River Front walk
- Picnic
- Photography / Birding (trail points)

Notes from Stakeholder Meeting

- Concerns about Noise pollution (if housing on Girard property)
- Existing trail behind Girard / water / access
- Gravel Parking – Environmental Concerns
- Maintenance Costs / Staffing



SIMSBURY MEADOWS

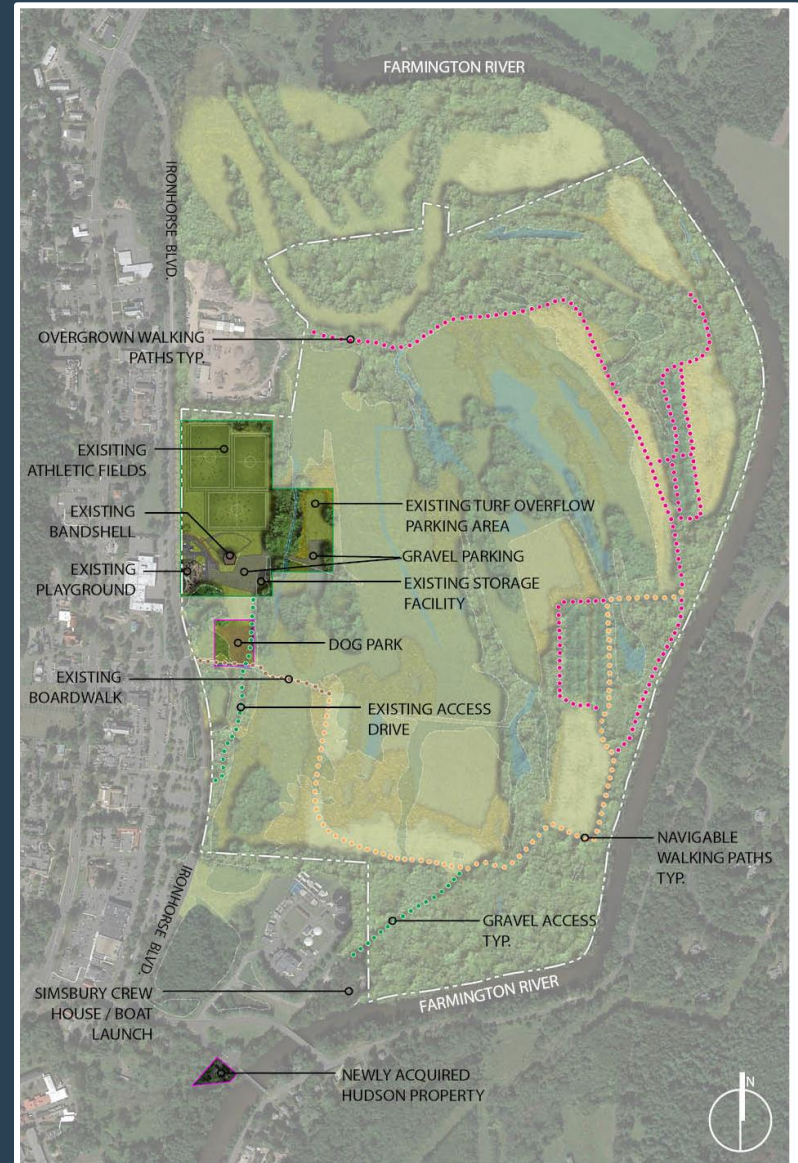
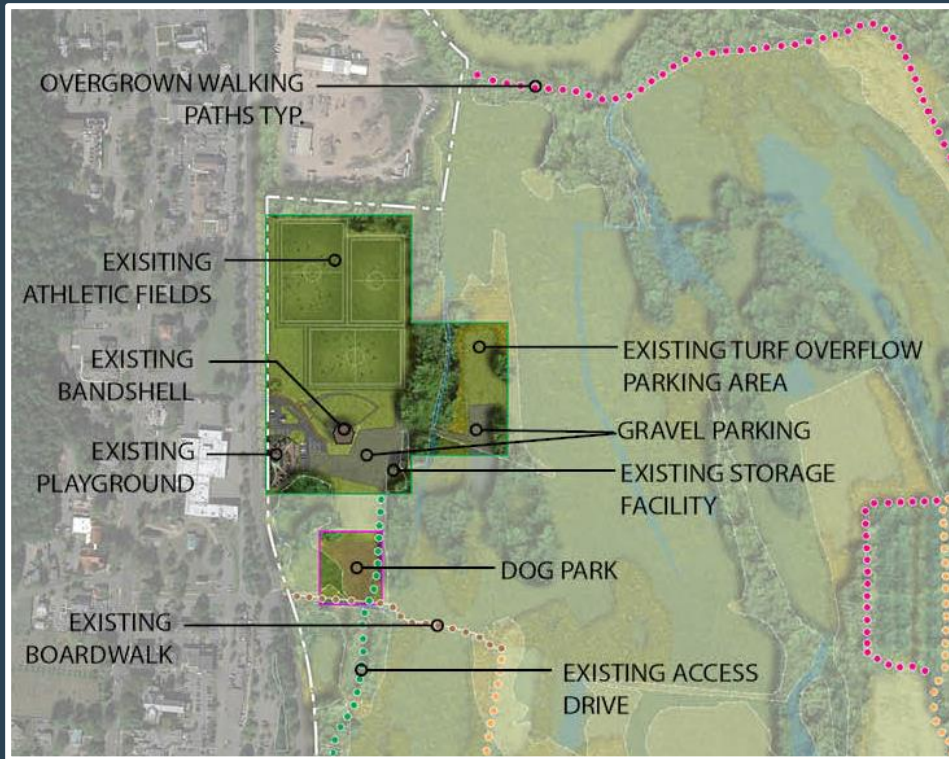
Master Plan Update

PROGRESS MEETING
TOWN HALL
SIMSBURY, CT

March 25th, 2015

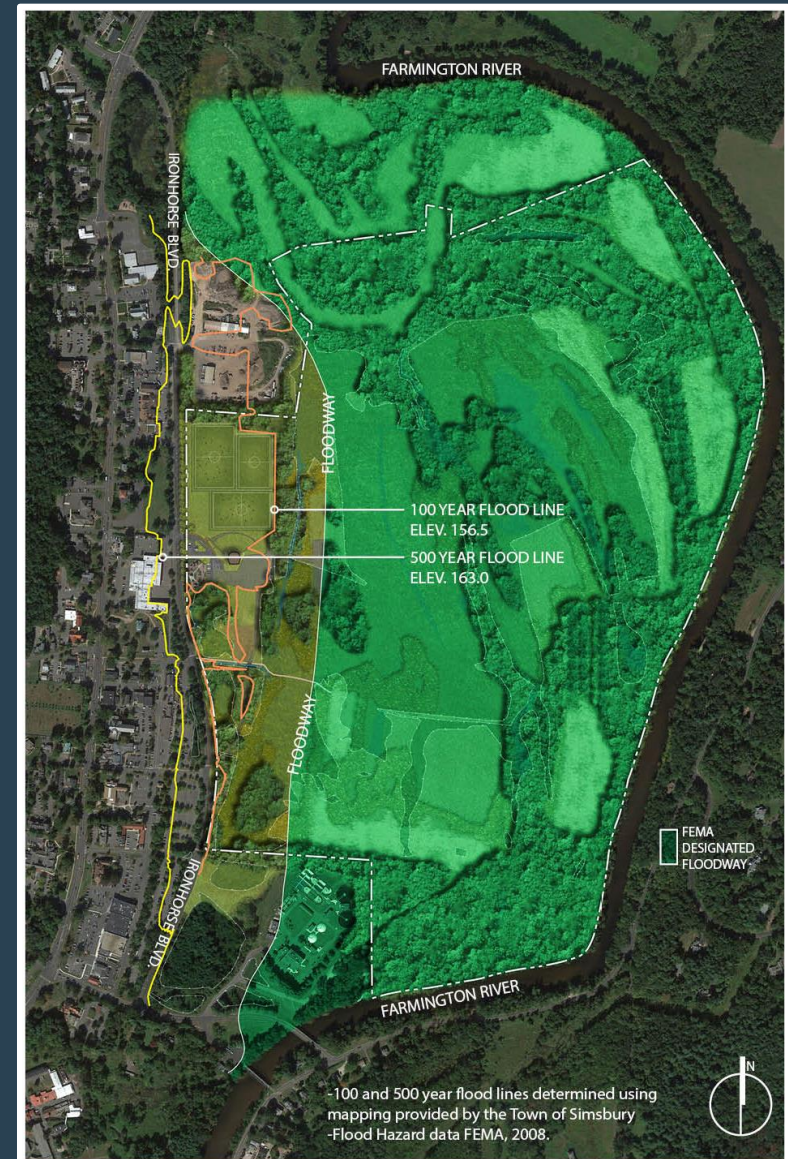
Master Plan Update

- Current improvements



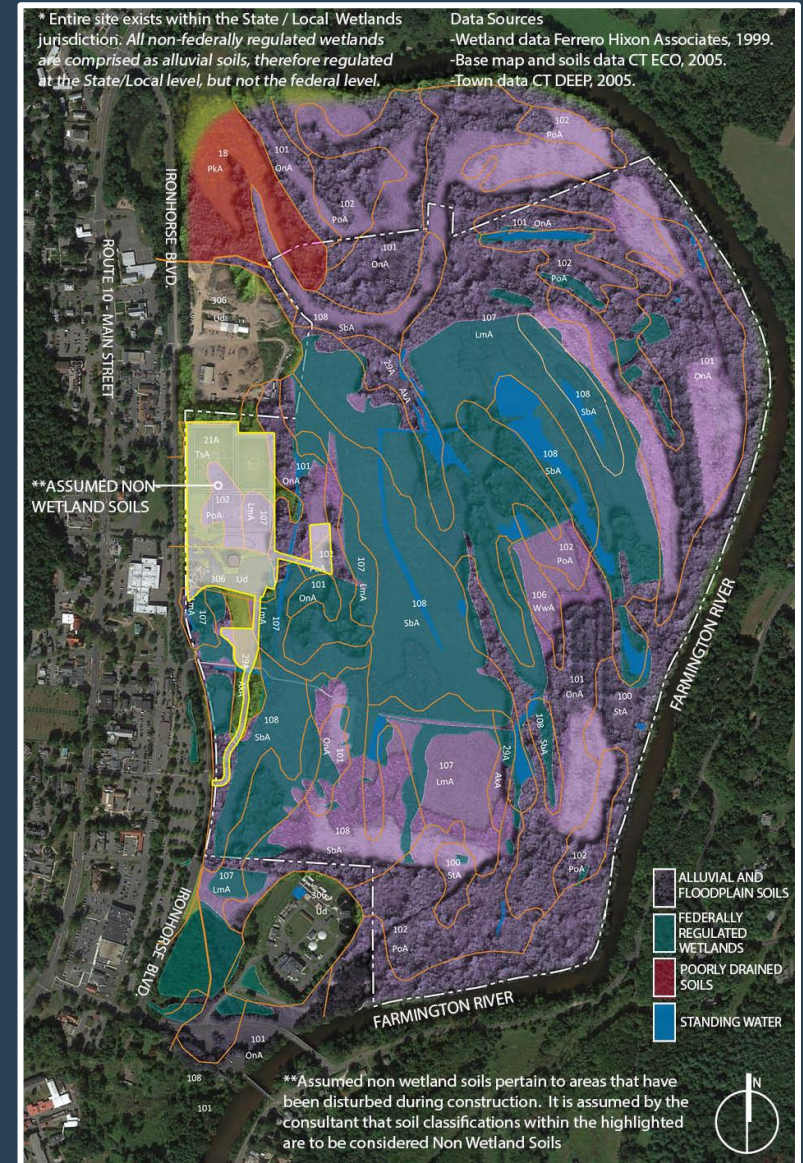
Master Plan Update

- Updated Floodway and Floodplain Designations
- Based on Town Mapping
- Updated Survey Recommended



Master Plan Update

- Updated Soils and Wetlands
- Alluvial Soils Non Jurisdictional



Trails Update

- Trail Options
- Primary Loop 2+ mi.
- River walk
- Secondary Connector Trails
- Signage & Way finding
- Parking
- Viewing areas (rookery)



Trails Update

- Opportunities and Constraints
- Wetland Crossings
- Wash Out Areas
- Safety (River Bank)
- Girard Property Easement Relocation



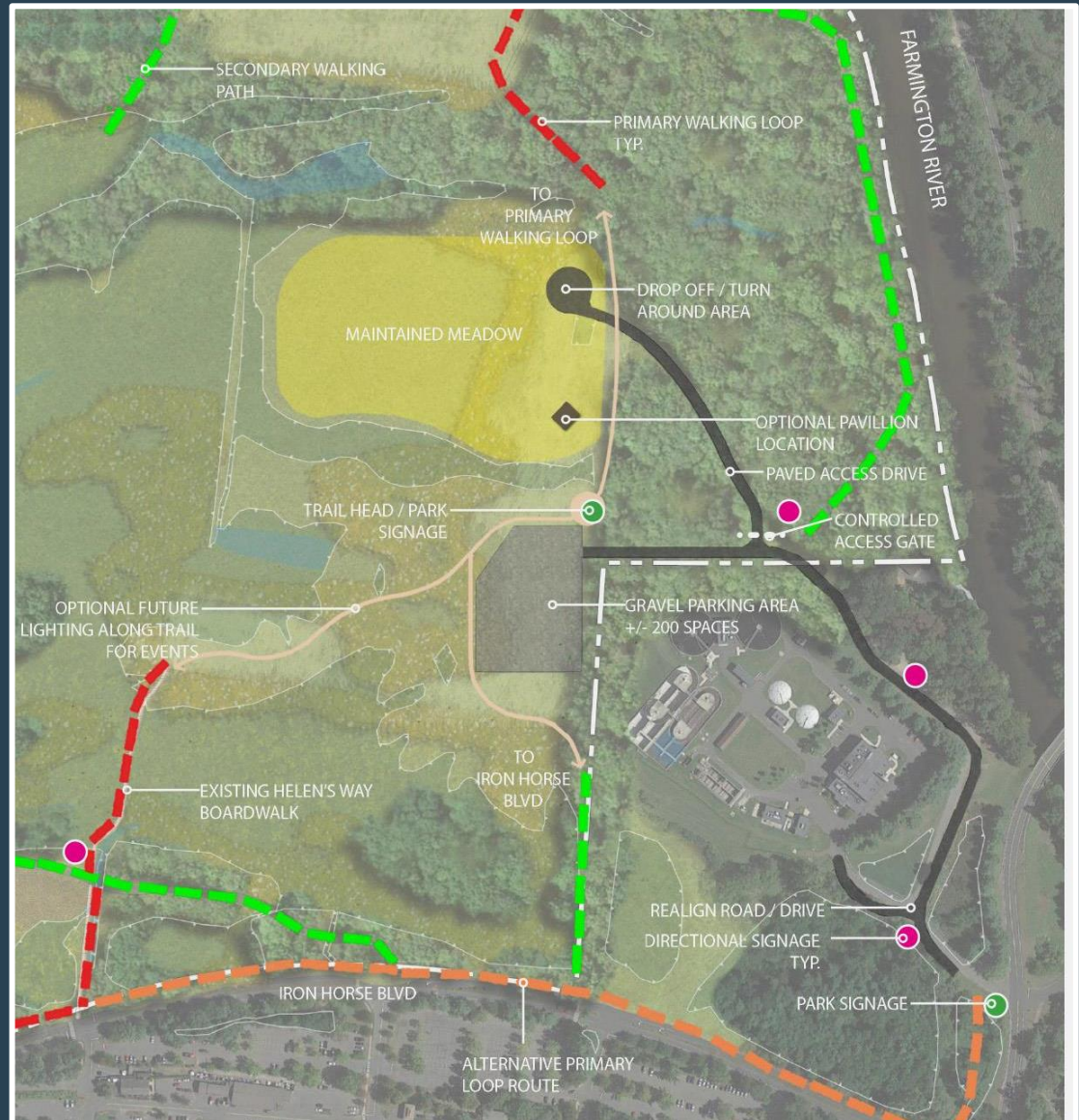
Master Plan Update

- Built Environment
 - Maximize Buildable Area
 - Relocated Dog Park
- Built Environment
 - Maximize Buildable Area
 - Relocated Dog Park



Master Plan Update

- South Meadows Improvements
- WPCA Access Drive
- Trail Head And Event Overflow Parking
- “Maintained” Meadow / event area
- Way finding
- Trail Connectivity



Next Steps

- Meet with DEEP
- Prioritize development initiatives
- Designate Priority Project